

**CITY OF BELMONT**  
**PLANNING COMMISSION MEETING**  
**SUMMARY MINUTES**

**TUESDAY, JUNE 2, 2015 - 7:00 PM**

Chair Kim called the meeting to order at 7:06 p.m. at One Twin Pines Lane, City Hall Council Chambers.

**1. ROLL CALL**

Commissioners Present: Kim, Mates, Simpson, McCune, MacDonald, Goldfarb  
Commissioners Absent: Hurt

Staff Present: Community Development Director de Melo, City Attorney Rennie, Senior Planner DiDonato, Recording Secretary Turning

**2. COMMUNITY FORUM – None**

**3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT**

City Council Meeting of June 9, 2015

Liaison: Commissioner Mates  
Alternate Liaison: Chair Kim

**4. PUBLIC HEARINGS**

**A. 576-600 El Camino Real**

To consider a Conditional Use Permit to establish a Detailed Development Plan (DDP), Design Review, Grading Plan, and Tree Removal Permit to allow for construction of a three-story mixed-use building with 11,000 square feet of street-level commercial space and thirty-two (32) one, two and three-bedroom condominiums on the upper levels.

Application No: PA2015-0002

APN's: 044-201-190 & 230, and 044-222-060

ZONING: Planned Development (PD)

CEQA Status: Adopted Initial Study/ Mitigated Negative Declaration (IS/MND)

APPLICANT/OWNER: Belmino LLC, C/O CHS Development Department

PROJECT PLANNER: Carlos de Melo, (650) 595-7440, cdemelo@belmont.gov

Chair Kim confirmed that no one on the Commission had ex-parte communications on this project.

Community Development Director de Melo summarized the report answering questions of the Commission.

**Motion by Commissioner MacDonald seconded by Commissioner Simpson to open the Public Hearing.**

**Motion passed by show of hands: 6/0/1**

Applicant, Mark Haesloop explained the history of the project to the Commission.  
The project architect, Toby Levy described how the project was compatible with the existing neighborhood.

**Motion by Commission McCune, seconded by Commissioner MacDonald to close the Public Hearing**

**Motion passed by show of hands 6/0/1**

**Discussion ensued**

**MOTION by: Commissioner Goldfarb seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Conditional Use Permit for a Detailed Development Plan and Design Review at 576-600 El Camino Real (PA2015-0002).**

**Ayes: Goldfarb, Mates, Simpson, McCune, MacDonald, Kim**

**Noes: None**

**Absent: Hurt**

**Motion passed 6/0/1**

Chair Kim noted that this item can be appealed within 10 calendar days.

**A. Amendment of Zoning Code and City Code**

To consider 1) creation of Residential Design Criteria (RDC), a companion regulation to the Zoning Ordinance, which provides additional, objective, measurable, or quantifiable review criteria required for new construction; 2) modification of Residential Design Guidelines (RDG), a companion regulation to the Zoning Ordinance, which provides basic design concepts and elements of good design required for all new residential structures and additions, and 3) modifications to Belmont City Code provisions governing off-street uncovered parking spaces, and the use of garages and carports for required covered parking to conform to proposed modifications to the Zoning Ordinance (Ordinance No. 360 as amended).

Application No: PA2014-0059

CEQA STATUS: Adopted Initial Study/Negative Declaration (IS/ND)

APPLICANT: City of Belmont

PROJECT PLANNER: Damon DiDonato, (650) 637-2908, dddonato@belmont.gov

Chair Kim confirmed that no one on the Commission has ex-parte communications on this project.

Senior Planner DiDonato summarized the report. Planner DiDonato and staff answered questions from the Commission.

No one from the public requested to speak on this item.

Discussion ensued.

**MOTION by: Commissioner Goldfarb, seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Recommending to the City Council Amendments to The Belmont Zoning Ordinance Ordinance No. 360) and Belmont City Code Chapter 7, Article III, Sections 7-15 and 7-16, for the creation of Residential Design Criteria, Modifications to the Residential Design Guidelines, and amendments to align the Belmont City Code with the Belmont Zoning Ordinance (Application No.: PA2014-0059)**

**Ayes: Goldfarb, Mates, Simpson, McCune, MacDonald, Kim**

**Noes: None**

**Absent: Hurt**

**Motion passed 6/0/1**

Chair Kim noted that this item can be appealed within 10 calendar days.

**5. ADJOURNMENT:** Meeting Adjourned at 9:50 pm.

Adjournment To: Tuesday, June 16, 2015-7:00 PM for a Planning Commission Meeting at the Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.